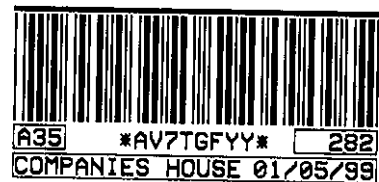


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THE THAMES PROPERTY COMPANY LTD

ABBREVIATED ACCOUNTS

**FOR THE YEAR ENDED
31ST DECEMBER 1998**



THE THAMES PROPERTY COMPANY LIMITED

NOTES WHICH FORM PART OF THE ABBREVIATED ACCOUNTS AT 31st DECEMBER 1998

1. ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year and have also been correctly and consistently applied within the same accounts.

a) BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

b) DEPRECIATION

In accordance with SSAP 19, investment properties are revalued annually and the aggregate surplus or deficit is transferred to a revaluation reserve. No depreciation is provided in respect of freehold investment properties and leasehold investment properties with over twenty years to run. The Directors consider that this accounting policy results in the accounts giving a true and fair view. Depreciation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

c) CASH FLOW STATEMENTS

The Company has taken advantage of the exemptions in Financial Reporting Standard No 1 from producing a Cash Flow Statement on the grounds that it is a small company.

2. TANGIBLE ASSETS

	<u>1998</u>	<u>1997</u>
LAND AND BUILDINGS		
As at 1 st January 1998	506500	506500
Arising on revaluation	62500	-
At 31 st December 1998	<u>569000</u>	<u>506500</u>

- a) The Company purchased by Deed of Assignment on 23rd November 1953 a one equal half share of the net proceeds of sale of some of the properties or the net rents and profits thereof until sale.
- b) A Leasehold property is held on a lease dated 1737 for 1000 years at a yearly rental of 17p
- c) The Freehold and Leasehold properties have been valued by the Directors at open market value subject to existing Tenancies.

3. SHARE CAPITAL

AUTHORISED

60000 ordinary shares of 50p each	<u>30000</u>	<u>30000</u>
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ALLOTED, CALLED UP AND FULLY PAID

55685 ordinary shares of 50p each	<u>27843</u>	<u>27843</u>
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4. DEBTORS

Included in Debtors is nil (1997 - £5708), due after more than one year.

THE THAMES PROPERTY COMPANY LIMITED

ABBREVIATED BALANCE SHEET AT 31st DECEMBER 1998

	Notes	£	1998	£	£	1997	£
FIXED ASSETS							
Tangible assets	2			569000			506500
CURRENT ASSETS							
Debtors	4	3117			6250		
Cash at bank		59213			53165		
		<u>62330</u>			<u>59415</u>		
CREDITORS: Amounts falling due within one year		<u>(55011)</u>			<u>(43964)</u>		
NET CURRENT ASSETS				7319			15451
NET ASSETS				<u>576319</u>			<u>521951</u>
CAPITAL AND RESERVES							
Called up share capital	3	27843			27843		
General Reserve		104327			104327		
Revaluation Reserve		433500			371000		
Profit and Loss account		10649			18781		
SHAREHOLDERS' FUNDS				<u>576319</u>			<u>521951</u>

The Directors are satisfied that the Company was entitled to exemption under Subsection (1) of Section 249A of the Companies Act 1985 and that no member or members with total shareholdings in excess of 10% of the issued Share Capital, have requested an audit pursuant to Section (2) of Section 249B in relation to the accounts for the Financial Year.


The Directors acknowledge their responsibilities for:

- ensuring that the Company keeps accounting records which comply with section 221; and
- preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of Section 226 and which otherwise comply with requirements of this Act relating to accounts, so far as applicable to the Company.

The financial statements have been prepared in accordance with the provisions of part VII of the Companies Act 1985 relating to small companies.

These financial statements were approved by the Board on 13th March 1999

G M U Young  Director

A R P Charters  Director